



Housing with Care Matters

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E-news from the Housing Learning & Improvement Network

- 2 Policy & Funding News
 - PCT and social care budgets
 - Recent decisions
 - NHS Estates
 - Cold Weather Planning
- 3 New DH ECH scheme
- 3 New Housing LIN publications
 - Planning & ECH viewpoint
 - Housing & prevention
 - Handyperson case study
- 4 Other useful publications / resources
- 6 Telecare Update
 - Telecare LIN enews
 - WSD, Kings Fund findings
 - Supporting re-ablement
- 7 Call for Information / Research
- 7 Discussion Forum
- 7 Regional Highlights
- 8 Regional HLIN Meetings
- 9 Other Events



Jeremy Porteus
addressing Foundations' annual conference

HOUSING AND OLDER PEOPLE SINGLED OUT FOR GROWTH IN 'GREY' DEAL

The government has published, *Laying the Foundations: A Housing Strategy for England*, which makes reference to the important contribution an increased supply of housing can make in stimulating demand for accommodation, as well as explicit mention to meeting the housing needs and lifestyle aspirations of an ageing population.

Whilst the emphasis is very much on kick-starting growth in affordable housing and multi-tenure solutions, the strategy also pulls together a variety of strands that can support older people to live independently, long advocated by the Housing Learning and Improvement Network (LIN). These include headline references to older and/or disabled people in:

- the proposed National Planning Policy Framework
- offering flexibility in the private rented sector
- a better deal and maximising housing choice
- the delivery of advice and information via FirstStop
- relation to £51m for handypersons services until 2015 and as part of focus on home improvement agencies
- encouraging authorities to make provision for retirement housing and specialist provision such as extra care
- exploring equity release options, and
- raising the profile of good quality housing design for older people

(contd. on p.2)

We are grateful to Willmott Dixon for their support of *Housing with Care Matters*



Commenting on the Housing Strategy, Jeremy Porteus said, *“the strategy is very welcome news. The inclusion of housing for older people is a clear signal to the sector that this matters. However, we need to improve our offer to avoid leaving housing choice for older people to chance. To be truly effective, the ‘grey’ deal is not just about the government’s new strategy but how we can use it as a catalyst to co-produce the solutions with older people, and design the quality services and build the innovative accommodation that they want.”*

To read the government’s new housing strategy in full, visit: www.communities.gov.uk/news/newsroom/2033731

POLICY & FUNDING NEWS

Other policy and funding news since our last enews includes:

Supporting People 2010/2011 statistics

The DCLG have published figures showing the way local authorities in England are allocating Supporting People monies to assist older and vulnerable people. The tables show that over 814,756 were supported to live independently, or nearly 74.5% of all recipients of SP funded services. The table below gives a snapshot of some of the service types by the total number of users, including older people.

Service	Supported Housing	Community Alarm	Floating Support	HIAs
Users	456,336	294,954	19,014	104,279

A fuller breakdown by authority and region is available at: www.communities.gov.uk/documents/housing/xls/2015767.xls

Social Care cuts unlawful – recent decisions

A High Court decision has found that plans by Isle of Wight council to cut its adult social care budget – so that assistance would go only to people deemed at critical risk – should be quashed.

Reporting on the decision by Mrs Justice Lang, The Guardian indicated that previously, the council had allocated care to adults assessed to be at critical or substantial risk, the top two levels of a four-tier system. But in February the authority, facing a £33m funding gap, voted to restrict this to those at critical risk. The council argued that the high percentage of retired people on the Isle of Wight made it particularly vulnerable to social care costs. It had hoped to save a combined £2.5m by changing the eligibility criteria and increasing the fees paid by some recipients.

While this particular case affected disabled adults, it could also have had implications for older people assessed by their adult social care department for extra care housing, setting an alarming precedent. However, the council has now agreed to comply with the courts’ decision. For details, go to: www.guardian.co.uk/society/2011/nov/11/social-care-cuts-unlawful

In another High Court case reported in Community Care, Mr Justice Raynor has ordered Sefton Council to rethink its decision to freeze fees to residential care providers. The Council was told it had failed to pay due regard to the true costs of providing care, had failed to carry out “meaningful consultation” and was ordered to “reconsider” its decision to take into account the true costs of care. For more info, visit: www.communitycare.co.uk/Articles/10/11/2011/117741/judge-orders-council-to-rethink-care-provider-fee-freeze.htm

The Housing LIN will be publishing a resource pack on extra care housing next month, supported by the Association of Directors of Adult Social Care. This will set out the strategic housing options for older people, including extra care housing.

NHS Estate and housing developments

Earlier this year, the Department of Health published information on the disposal of NHS land for housing purpose. This followed the Government’s announcement that land held by public bodies would be released to accelerate the development of 100,000 new homes.

The Housing LIN will be producing a factsheet specifically for housing developers and social housing providers on the potential for acquiring land and developing housing on former NHS sites, outlining the housing gain that can be achieved by building new housing for older people, including extra care housing. This will be available in early 2012. If you have any examples of such developments we would like to hear from you. Please do email us at info@housinglin.org.uk

Cold Weather Plan

The Department of Health have published this year’s Cold Weather Plan.

For details about the plan and accompanying monies to address fuel poverty, home improvements and energy efficiency, go to: www.dh.gov.uk/health/2011/11/cold-weather-plan

For more items on Energy Efficiency and Fuel Poverty, go to p.6



NEW DH FUNDED EXTRA CARE SCHEME OPENS

The official opening of the following DH funded scheme took place last month

Orchard Meadows, Banbury, Oxfordshire

Orchard Meadows, a new development built by Castleoak, was officially opened by Princess Alexandra last month.



Princess Alexandra at the opening of Orchard Meadows

Partly funded by a £1.35 million DH grant to Oxfordshire County Council, in partnership with Bedfordshire Pilgrims Housing Association and The Order of St Johns, it offers spacious one and two-bedroom flats with communal facilities plus the option to choose a hot, lunch-time meal. There is a care team on site 24 hours a day 7 days a week, offering planned day-time care and an emergency care response service. The flats are available to either rent or purchase. For more details, visit:

www.housingcare.org/housing-care/facility-info-158005-orchard-meadows-banbury-england.aspx

And finally, if you are interested in finding out more about all the individual DH funded Extra Care Housing schemes, the Housing LIN is producing an online scheme directory. This will go 'live' in early December but to view an example of this impressive resource, go to: www.housinglin.org.uk/ECHScheme/Overview/?cid=8305

NEW HOUSING LIN PUBLICATIONS

Keeping you informed on latest policy and practice developments, we are pleased to bring you three new products from the Housing LIN. These are:

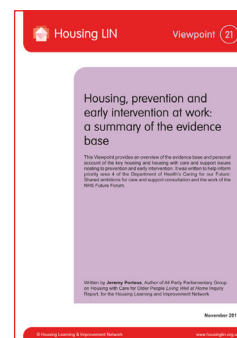
Viewpoint on planning use class orders and extra care housing

Hot off the heels of the National Planning Policy Framework deadline for submissions, this new Viewpoint (No 20) by Nigel King explains how extra care housing schemes are treated by planners and discusses the implications of the categorisation of proposals around C2 and C3.

The purpose of this viewpoint is to explore the planning position and provide some thoughts on the things that can be done to ease the planning process. Jeremy Porteus comments, "it offers readers a 'tour de force' of the latest policy and practice, literature and precedents. It is a very helpful contribution to our understanding of the opportunities and challenges faced by public and private sector developers of extra care and retirement housing working within the current planning system." To read, go to:

www.housinglin.org/pageFinder.cfm?cid=8365

Viewpoint on Housing, prevention and early intervention at work: a summary of the evidence base



This think piece by Jeremy Porteus provides an overview of the evidence base and gives a personal account of the key housing and housing with care and support issues relating to prevention and early intervention. It was written to help inform priority area 4 of the Department of Health's

Caring for our Future: Shared ambitions for care and support consultation and the work of the NHS Future Forum. To read, go to:

www.housinglin.org/pageFinder.cfm?cid=8378

Case study on Safe at Home: A preventive handyperson service in Devon

This new Housing LIN case study (No 54) showcases a successful handyperson scheme in Devon. It describes how the scheme was established, local partnership working and its subsequent evolution in the face of changes in the organisational and financial landscape. A range of Evaluation data are included to demonstrate the value of the scheme in promoting independence and reducing risks at home for older people and children and families across the community. To read, visit:

www.housinglin.org/pageFinder.cfm?cid=8359

Publication of this case study precedes the forthcoming launch of the national evaluation of the government funded handyperson programme by York Health Economics Consortium and the Centre for Housing Policy at the University of York.



OTHER USEFUL REPORTS/ RESOURCES

There are several other new reports relating to housing for older people, personalisation and wider determinants of health and social care, as recommended by Jeremy Porteus. They include:

HOUSING FOR OLDER PEOPLE

Boundaries of roles and responsibilities in housing with care schemes

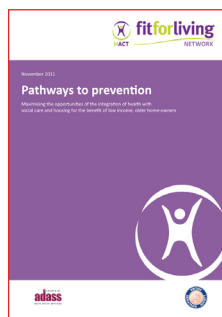
This latest viewpoint from the Joseph Rowntree Foundation draws on several Housing LIN documents and identifies that commissioning and delivering this mixture of housing and care can be complex. It points out that often there are different organisations providing a range of services: care, support, leisure, meals, housing (management and maintenance) and other services. In addition, external agencies (local authority social care, housing and other departments; health services; other regulatory authorities) are also likely to have different roles: strategically, commissioning, safeguarding, or inspecting. This can cause confusion for elderly residents and relatives.

Taking an older person's view, the viewpoint raises a number of important questions and plays out different scenarios around the affordability, access and availability of care, the sustainability of services, and end of life care. To read, visit: www.housinglin.org/pageFinder.cfm?cid=8357

Pathways to prevention

This paper is one of the outputs of HACT's *Fit for Living* Network and highlights the opportunities of the integration of health with social care and housing for the benefit of low income, older home-owners. The Network looked at new ways of improving the health and well-being of the most vulnerable and marginalised older home-owners who are living on low incomes in the poorest quality and most unsuitable housing conditions. The document specifically recommends that:

- the remit of Health and Well-being Boards should address the wider social determinants of health, including housing
- initiatives and schemes that address the needs of vulnerable older home-



owners living on low incomes, such as handyperson, repair and adaptation services, integrated into health and social care commissioning arrangements

- hospital discharge planning, processes and procedures for older people fully encompass housing-related issues

To view in full, go to: http://hact.org.uk/wp-content/uploads/2011/04/Pathways_to_prevention_new.pdf

Hoarding of Housing: The intergeneration crisis in the housing market

This new report from the Intergenerational Foundation has received a lot of media attention revealing that the under-occupation of housing has jumped by around 45% since 2003 and is continuing to grow at an alarming pace. It suggests that this is mainly because older people are living longer and staying in the family home rather than downsizing to more appropriate accommodation.

The report shows that about one-third of all British homes are now "under-occupied" and that 50% of single households where the owner is aged over 60 (3.7 million people) now have 3 spare bedrooms or more. Available at:

www.if.org.uk/archives/1229/hoarding-of-housing-the-intergenerational-crisis-in-the-housing-market

Promoting independence: the future of housing related support

The Local Government Information Unit and Circle Housing Group research into cuts to Supporting People (SP) budgets, found that nearly 90% of local authorities admit that cuts to housing support will put vulnerable people at risk. Of the 139 local authorities surveyed, 44% reported they were reducing the level of SP service they could offer in order to make savings. To view, go to:

<https://member.lgiu.org.uk/whatwedo/Publications/Pages/promotingindependence.aspx>

PERSONALISATION

Personalisation of care and support

Further to the recent Housing LIN briefing, *Housing support and personalisation: practical advice for the current moment*, we have joined forces with Merron Simpson and Kate McAllister to develop a programme for housing providers and commissioners to make personalisation a reality. To find out more, email Merron@newrealities.co.uk or kate@katemcallister.co.uk



Delivering choice: early insights from up2us

The *up2us* project with its 6 pilot sites, funded by the Department of Health as part of its Putting People First programme, HACT have recently published early insights emerging from the pilots. The paper describes the evaluation and learning from both qualitative and quantitative research techniques.

Key learning points are themed around:

- understanding the current levels and perceptions of personalised support
- re-thinking the market and local demand
- embedding within organisational change
- determining the role of the local authority
- facilitating new models of support; and
- finding the balance between high support and care, and add-on services.

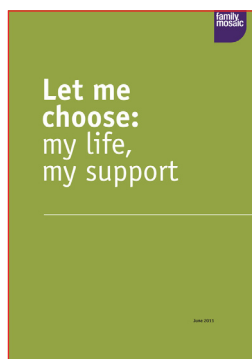
This report is a useful contribution to transforming services across a variety of housing, care and support environments and growing knowledge of the benefits on the health and wellbeing of service users. For information, go to:

http://hact.org.uk/wp-content/uploads/2011/07/up2usReport_web_version.pdf

Let me choose: my life, my support

Family Mosaic, a leading housing association with a significant portfolio of support housing has embraced personalisation in a big way in a series of pilot projects. For example, residents in a variety of schemes can decide on things like:

- what support will help them most
- who they want to deliver their support
- when they want support



The findings from the pilots revealed that residents reported that the support residents received was now more varied, more flexible and more appropriate. Furthermore, they said their relationship with staff had changed. Before the pilots, they felt they were the users of a service designed by staff. Now, they felt staff had to shape the service to meet their demands and requirements.

To view a copy of the report, visit:

www.familymosaic.co.uk/what-we-do/homes-with-extra-support/personalisation

HEALTH & SOCIAL CARE

Health and Wellbeing Boards

For a useful set of core principles and resources to assist health and wellbeing boards create effective partnerships to drive forward improvement, go to: www.local.gov.uk/c/document_library/get_file?uuid=c40f27d7-7208-4dc1-9120-fa5fd67e5253&groupId=10161

A foot in the door

This new toolkit from the Northern Housing Consortium, a guide to engaging housing and health, demystifies the organisational structures and assurance processes of health and care and sets out six clear steps for housing organisations to take when putting together their offer and building stronger collaborative relationships with the new leaders of health and wellbeing.



The toolkit has been designed to help the housing sector engage effectively with health and care leaders who are facing large-scale change and huge cuts to budgets, and help them set out their contribution to health improvement and tackle health inequalities. To read, go to:

www.housinglin.org/pageFinder.cfm?cid=8373

End of Life Care Strategy Annual Report

The NHS End of Life Care 3rd annual report, 'How people die remains in the memory of those who live on', recognises the value of extra care housing and the dignity afforded to older people, their carers and family at the end of life. To view, go to:

www.endoflifecareforadults.nhs.uk/assets/downloads/dh_130253.pdf

Personal Health Budgets: interim findings

This new report from the Department of Health provides interim findings on the early experiences of budget holders. Whilst there is no specific reference to housing, the report does cite where a personal health budget has been used to purchase equipment, aids and home adaptations. For example, a wheelchair, adjustable armchair, ramps, and grabrails. To read, go to:

www.personalhealthbudgets.dh.gov.uk/_library/Resources/Personalhealthbudgets/2011/Personal_health_budgets_4th_interim_evaluation_report.pdf



Close to home: An inquiry into older people and human rights in home care

This report from the Equalities and Human Rights Commission (EHRC) exposes a number of concerns around the care of older people at home. It found examples of where older people:

- were not being given adequate support to eat and drink (in particular those with dementia)
- experienced neglect due to tasks in the care package not being carried out
- were exposed to financial abuse
- suffered a disregard for their privacy and dignity
- had little attention paid to their choices about how care was delivered, and
- experienced social isolation and loneliness

The EHRC suggested that such incidents amount to human right breaches and could be avoided. It makes a series of recommendations around proper protection, better information and more effective monitoring to overcome the barriers many older people face in the way home care is delivered.

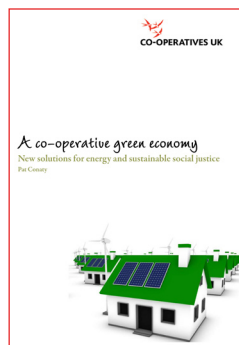
To view, go to:

www.equalityhumanrights.com/homecareinquiry

ENERGY EFFICIENCY & FUEL POVERTY

A cooperative green economy: New solutions for energy and sustainable social justice

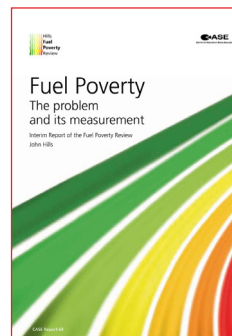
This new report from Cooperatives UK looks at the cooperative development in energy services in Europe and the UK. It places these in the context of renewable energy in relation to the 'green deal', and illustrates this with how communities have been working together to achieve sustainable development.



The report contains specific chapters for Home Improvement Agencies and social landlords, and draws on the recent activity of the 'Fit for Living Network' (HACT 2010). Jeremy Porteus writes, *"the way we design and maintain our housing stock is crucial - not just in terms of our immediate physical environment but also in relation to our future health and wellbeing. We need to reinforce this connection and raise the climate of public awareness."*

To view the report, go to: www.uk.coop/energy

Fuel Poverty: the problem and its measurement (Hills review)



This interim paper from the London School of Economics gives a thorough account of the links between housing conditions, household income and fuel poverty. It details the poor level of insulation in people's homes and lost energy efficiency, highlights issues around affordable warmth and householders'

financial means and makes a number of important recommendations that could improve the condition of our housing stock and in particular, assist those who are income poor before housing costs are taken into account. For further information, go to: http://sticerd.lse.ac.uk/dps/case/cr/CASEREport69_Full_Report.pdf

Building capacity to support HIAs

Foundations, the national body for Home Improvement Agencies, is taking the lead on working within the sector on the Warm Front scheme. As part of their programmes they have now consolidated all their information on heating and insulation at:

www-foundations-uk-com/resources/tools_and_guidance/energy_efficiency_resource_guide

Feed-in Tariff cuts proposed

Plans have been announced to cut Feed-in Tariff (FiT) payments by more than half which could see the payments homeowners get for solar generated electricity halved. These changes will only apply to all solar panel installations made after 12 December. For more details on FiTs and the proposed changes, go to:

www.energysavingtrust.org.uk/Generate-your-own-energy/Financial-incentives/UK-Government-proposed-changes-to-solar-PV-Feed-in-Tariffs

TELECARE UPDATE

This section highlights relevant Telecare and Telehealth items that may be of interest

Telecare LIN – have we got more news for you

The latest ALIP/Telecare Network newsletter in support of the DALLAS programme is now available. Packed with everything you need to know about recent policy, practice and product



development, this is the most informative newsletter available to the sector. Not to be missed if you are interested in the application of telecare and telehealth and how it can assist you in improving your services. To view, go to:

www.telecarelin.org.uk/_library/Resources/Telecare/Telecare_advice/Newsletter/Telecare_LIN_eNewsletter_October_2011.pdf

Whole System Demonstrator Action Network – lessons learned

The Kings Fund have published a paper on the lessons learned from the 12 sites that formed the core of the Department of Health's WSDAN. The Action Network is overseen by the Kings Fund (and the Telecare LIN until March 2011). To find out more, visit: www.kingsfund.org.uk/topics/technology_and_telecare/index.html

Telecare Supported Re-ablement

This briefing by the Good Governance Institute, and supported by Tunstall, is targeted at those planning, commissioning and delivering re-ablement services. It provides a useful outline on ways in which to deliver these services in terms of improved outcomes and use of resources. To view, go to: <http://good-governance.org.uk/Product%20Menus/telecare-supported-reablement-bap.htm>

CALL FOR INFORMATION / RESEARCH

Any qualified provider of care out there?

The Housing LIN has commissioned Contact Consulting to produce a briefing on how housing with care providers can be best placed to become an 'Any Qualified Provider' (AQP) in the NHS. If you are already an AQP or involved in any care or housing related support framework agreements, please email us at: info@housinglin.org.uk

Mobility Vehicles and Communal Areas

First Wessex, supported by the Housing LIN, is inviting expressions of interest from experienced organisations or individuals to undertake a piece of work on developing options for older people to use or continue to use Mobility Vehicles in communal areas. For a copy of the brief or an informal conversation, email:

louise.cumberland@firstwessex.org

Do you provide Housing with Care for older people?

If so, we would be most grateful if Housing LIN members could fill in our confidential online survey, which explores experiences of partnership working and will inform research commissioned by JRF into the boundaries of professional roles and responsibilities schemes. Click on the link <https://www.surveymonkey.com/s/MRRV8ZG> to complete and submit the survey. More information about the study is available at: www.jrf.org.uk/publications/boundaries-roles-and-responsibilities-housing-care-schemes

DISCUSSION FORUM

For the latest topics on our discussion forum and an opportunity for you to comment on current posts on assessing the need/demand for extra care housing, admissions policies, and integration, go to: www.housinglin.org.uk/Discuss/forum/?forumID=5

REGIONAL HIGHLIGHTS

This section contains updates from our regional 'champions'

Eastern Region

Sue Garwood reports that the next regional meeting on 14 February 2012 in Baldock will focus on personalisation and welfare reform (for details, see Regional Meetings section below). In addition, the East Region Steering Group has written to the shadow Health and Wellbeing Boards to strengthen the connection between housing, health and social care.

North West Region

Libby Spencer and Jean Bray report of the recent opening of The Byrons in Higher Blackley in Manchester, a 40, 2 bedroomed Extra Care Scheme for Great Places Housing Group.

Yorkshire & Humberside

Paula Broadbent reports that planning permission has been granted for Housing 21 to develop a new extra care scheme in Settle in partnership with North Yorkshire County Council and Craven District Council.



South East Region

Medway Council and the South East Development Agency are working with Hyde Housing to develop a new extra care scheme for older people as part of the regeneration of Rochester Riverside. Hyde Housing and their contractors, Denne, have also started work on a new apartment block in Brighton which will include 4 units for people with disabilities.

Sue Terry reports on the recent regional meeting that looked in-depth at personalisation and planning matters, including on continuing care communities and that the next SE Steering Group is taking place on 1 December in Guildford. (For information on the next wider meeting taking place on 26 January 2012 in Tunbridge Wells, see Regional Meetings section below).

London Region

Margaret Edwards reports that the Greater London Authority have commissioned Cambridge University (Centre for Housing and Planning Research) to undertake a detailed research project looking at the role of planning in delivering housing choice for older Londoners. The project will report in Spring 2012 and will feed into Policy 3.8 of the London Plan. The Housing LIN has linked in with the research team to signpost to latest market evidence and will help share the resultant findings and recommendations.

On the development front, Paradigm Housing have opened a new extra care housing development in Ickenham, LB Hillingdon and One Housing Group are developing Roden Court, a 48 unit scheme in Crouch End, LB Haringey. The latter is due to be completed early 2012.

And finally, congratulations to those involved with The Trees in Highgate. It has won another design award, the Housebuilder Award for 2011. To find out more about the scheme, read the Housing LIN case study at:

www.housinglin.org/pageFinder.cfm?cid=8340

West Midlands Region

Housing 21 have opened a new, mixed tenure, extra care housing scheme, Westhall Court, in Yardley, Birmingham.



Westhall Court, Birmingham

South West Region

Pat Palmer reports that the South West DALLAS programme is taking off and have produced their first newsletter. For information on DALLAS, see our Telecare Update (above) or for local events visit www.betterfastertogether.eventbrite.com

She also draws attention to a regional piece of research being conducted by Age Equality South West & SW Senior's Network on good practice being adopted by housing providers on how housing providers engage with older people and in formulating policy around issues that affect their lifestyles eg use of communal areas, guest room charges, access to IT etc in sheltered housing or extra care. Email: brian.warwick@mac.com

REGIONAL MEETINGS

This section focuses on presentations given at recent regional meetings and upcoming ones.

In recent weeks, there have been presentations at regional Housing LIN meetings on the implications of HB changes, volunteering in a housing setting, the development of coproduction and personalisation and much more.

Presentations given at all our regional meetings can be downloaded under the 'Archived Events' section of our website at:

www.housinglin.org.uk/Events/ArchivedEvents

Details of the next regional meetings confirmed for your area are listed below. To receive an automatic invite, register your interest by region at:

www.housinglin.org.uk/userAccount/register

South East HLIN, 26th January 2012, Tunbridge Wells

London HLIN, 8th February, (venue tbc)

Eastern HLIN, 14th February, Baldock

Registrations to our regional meetings are open to members of the Housing LIN at:

www.housinglin.org.uk/Events



OTHER EVENTS

This section lists major events supported by the Housing LIN that will be of interest to our network members

Strategic housing options for older people – a few places left

Aimed at local authority staff and members, there are two further strategic housing regional workshops organised by the Local Government Group Ageing Well programme. These are taking place in York (29 November) and Taunton (31 January 2012). More information on these free events is available at: www.idea.gov.uk/idk/core/page.do?pageld=20362855

PROFILE YOUR WORK

If you have promotional material, articles or features you would like us to consider for future editions of *Housing with Care Matters*, please send information to:

info@housinglin.org.uk

We welcome your contributions.

ABOUT THE HOUSING LIN

The Housing LIN is the leading 'knowledge hub' for a growing network of 5,700 housing, health and social care professionals in England involved in planning, commissioning, designing, funding, building and managing housing, care and support services for older people and vulnerable adults.

We welcome news items for consideration in our next issue. Please email these to:

info@housinglin.org.uk

We are grateful to Willmott Dixon for their support of *Housing with Care Matters*